

Notice is hereby given that the Board of Adjustment for the City of Grinnell will conduct a public hearing in the City Council Chambers, 520 4th Avenue, Grinnell, Iowa 12:00 p.m. on Friday, June 4th, 2021. The meeting can also be accessed by visiting the following link

<https://zoom.us/j/6468685281?pwd=US9qR0drckNRc2dZM0RJRTVCckxaQT09>

Or by entering the following when prompted by the zoom website or app:

Meeting ID: 646 868 5281 Passcode: 12345

Board of Adjustment Agenda

June 4, 2021

12:00 Noon

Roll Call: Baker_____, Hatting_____, Burnell _____, Johnson_____,
Hammen_____.

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: April 23, 2021 Meeting Minutes

COMMUNICATIONS:

NEW BUSINESS:

1. Review an application (21-5) from Craig & Shealey Sieck of 1416 Michael Avenue requesting a variance for a garage addition that would reduce both the side and rear yard setbacks by 5 feet, being reduced to 20 feet on the East, and 30 Feet to the South, from the required 25 feet and 35 feet, respectively.

ADJOURN:

Notice is hereby given that the Board of Adjustment for the City of Grinnell will conduct a public hearing at 12:00 p.m. on Friday, April 23, 2021.

This meeting will be held remotely on zoom and can be accessed by visiting the following link

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MINUTES OF THE BOARD OF ADJUSTMENT

21-2, 21-3, & 21-4

April 23, 2021

The meeting was called to order by Vice-Chairperson Hammen at 12:00 pm.

Roll Call: Hatting P, Burnell P, Johnson A, Baker P

Also present: Tyler Avis, Dan O'Halloran, Lonnie & Deb Shearer, and Larry & Sonda Petermann.

APPROVAL OF AGENDA:

Hatting motioned to approve the agenda. Burnell seconded the motion. The Agenda was approved unanimously.

APPROVAL OF MINUTES:

Burnell made a motion to approve the minutes, Hatting seconded the motion. The Minutes were approved unanimously.

COMMUNICATIONS:

Avis explained he received one phone call from the adjoining property of 309 East St, located at 313 East St, expressing opposition to the variance request because of the potential to create a nuisance for snowfall onto their property.

NEW BUSINESS:

1. Election of Chair and Vice-Chair

Hammen made a motion for Sondi Burnell to become Chairperson. Baker seconded the motion. Motion Passed unanimously.

Hammen made a motion for Hatting to become Vice-Chairperson, Burnell seconded the motion. Motion passed unanimously.

2. Review an application (21-2) from Daniel D. O'Halloran of 1624 West St requesting a variance for an accessory structure that will partially be located in the side yard, requesting the side yard be reduced to 4 feet from the requirement of 8'.

Avis read the Memo as it was written and then did an overview of the site plan. Hatting made a motion to approve the variance request, Hammen seconded the motion.

The roll call vote was as follows: Hatting Yes, Burnell Yes, Hammen Yes, Baker Yes. The motion passed unanimously.

3. Review an application (21-3) from Lonie & Deb Shearer of 309 East St requesting a variance for an accessory structure that will partially be located in the side yard, requesting the side yard be reduced to 2' from the requirements of 8'

Avis read the Memo as it was written and then did an overview of the site plan. The applicants spoke on their behalf for the request, stating if required to construct the new garage as current code is written, it would create an offset for this building from their existing building, and not appearing uniform as they intend.

Hammen made a motion to approve the variance request, Baker seconded the motion.

The roll call vote was as follows: Hatting Yes, Burnell Yes, Hammen Yes, Baker Yes. The motion passed unanimously.

4. Review an application (21-4) from Larry & Sonda Petermann of 1852 4th Ave requesting a variance to reduce the rear yard setback from the required 35' to 12' to allow for a single story addition onto their existing single-story attached garage.


Avis read the Memo as it was written and then did an overview of the site plan. The applicants spoke on their behalf for the request, explaining that they have a classic car they have stored off-site for many years, and by constructing this addition it would allow the car to be stored on their property where they will have easy access to it.

Hammen made a motion to approve the variance request. Hatting seconded the motion.

The roll call vote was as follows: Hatting Yes, Burnell Yes, Hammen Yes, Baker Yes. The motion passed unanimously.

ADJOURN: Hatting moved to adjourn the meeting. Hammond seconded the motion. The motion passed unanimously at 12:29 p.m..

ATTEST:



TYLER AVIS, SECRETARY

MEMORANDUM TO THE BOARD OF ADJUSTMENT

June 4, 2021

12:00 p.m.

Approval of April 23, 2021 Meeting Minutes

OLD BUSINESS:

None

NEW BUSINESS:

1. Review an application (21-5) from Craig & Shealey Sieck of 1416 Michael Avenue requesting a variance for a garage addition that would reduce both the side and rear yard setbacks by 5 feet, being reduced to 20 feet on the East, and 30 Feet to the South, from the required 25 feet and 35 feet, respectively.

Staff Memo: The applicants would like to construct an addition onto their existing two story home, which is located in an R-2: Two-Family Residential District. Also being a corner lot, this property technically has two front yards, being along Michael Avenue as well as Bailey Street, which would require a 25 foot front-yard setback. With the property having a Michael Avenue address, the rear yard is that portion of the property on the south side of the house, and would have a rear-yard setback of 35 feet. The applicant wishes to construct a 4-stall garage to be able to store vehicles and personal belongings inside, with the dimensions being roughly 46' x 26'. It shall be the Board's decision to determine the approval of a variance to construct the proposed addition.

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Respectfully submitted

Tyler Avis
Director of Building and Planning



APPEAL TO THE
BOARD OF ADJUSTMENTS

Appeal # 21-5
Date: 4/13/2021

I (We), Craig + Shealey Sieck of 1416 Michael Ave
Name Address

respectfully request that a determination be made by the Board of Adjustment on the following appeal, which was denied by the Enforcing Officer on 4-13, 20 21.

☐ It is an interpretation.

☐ It is an appeal for an interpretation of Section _____ of the ordinance or map.

☐ It is a special use permit required under Section _____ of the ordinance on which the Board of Adjustment is required to act.

☒ It is a request for a variance relating to the _____ use, _____ area, _____ frontage, ✓ ? yard or _____ as required by Section _____ of the ordinance.

Remarks: We would like to decrease the setbacks by 5 ft each of the east + south property lines to accommodate a ^{4 stall} garage which will be located 10 ft from the east side of the house and connected to the house by a "breezeway"

The premises affected are located at 1416 Michael in Zone District _____.

Legal description of property involved in this appeal: Lot 7 of East Gate Estates, Phase 1, N 1/2 SW 1/4 NE 1/4 Section 21, Township 80 North, Range 16 West Grinnell, Poweshiek Co, Iowa

Has any previous application or appeal been filed in connection with these premises? NO

What is the applicant's interest in the premises affected? Owner's of the property.

What is the approximate cost of the work involved? waiting for bids to come ⁱⁿ wide deep
Explanation of purpose to which property will be put: 4 stall garage (max size 46' x 26')

Plat plan attached _____ Yes _____ No.

Ground plan and elevations attached _____ Yes ☒ No. If no, explain: _____

Appeal to the Board of Adjustments – Page 2

A variance from the zoning chapter will not be granted unless: (Check Boxes)

- ☐ That special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same district; and
- ☐ That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter; and
- ☐ That the special conditions and circumstances do not result from the actions of the applicant; and
- ☒ That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures, or buildings in other districts shall be considered to be grounds for the issuance of a variance.

I (We) further state that if this request is granted, I (we) will proceed with the actual construction in accordance with the plans herewith submitted within six months from date of filing this appeal; will complete work within 1 year(s) from said date; and that I am able from a financial, legal, and physical basis.

Signature(s) of Applicant(s)

Shalee Suck

FOR USE OF BOARD OF ADJUSTMENT ONLY

Date hearing advertised 5-20-21; Date of hearing 6/4/2021

Fee paid (\$25.00) – Receipt No. 00437714

Decision of the Board of Adjustment _____

Reasons:

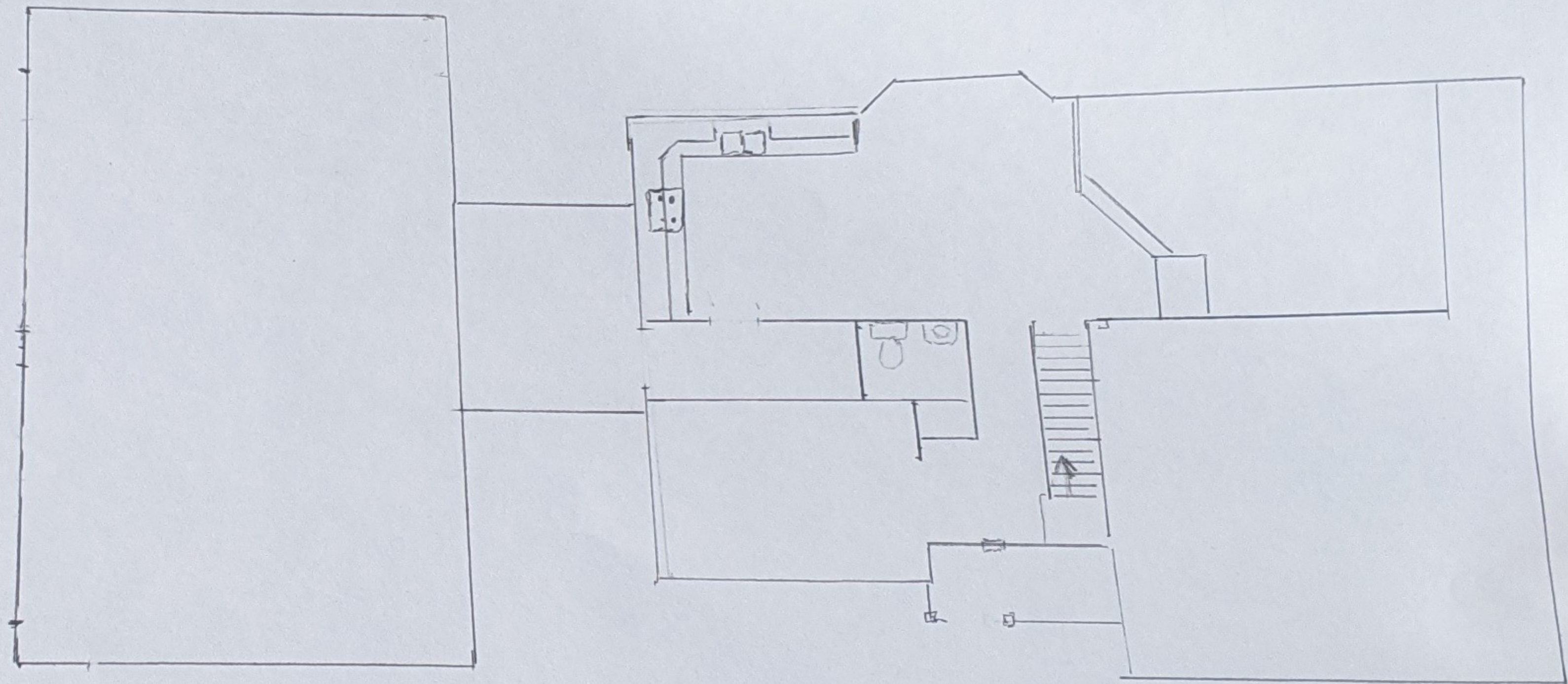
1. _____

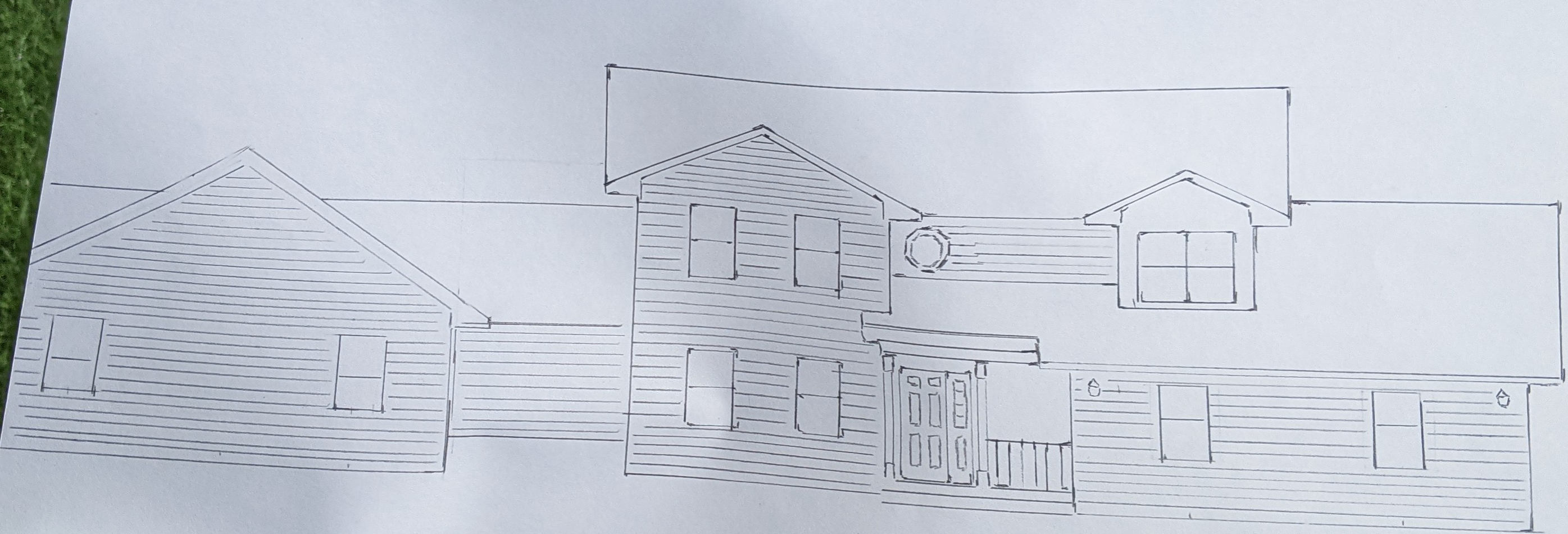
Other remarks:

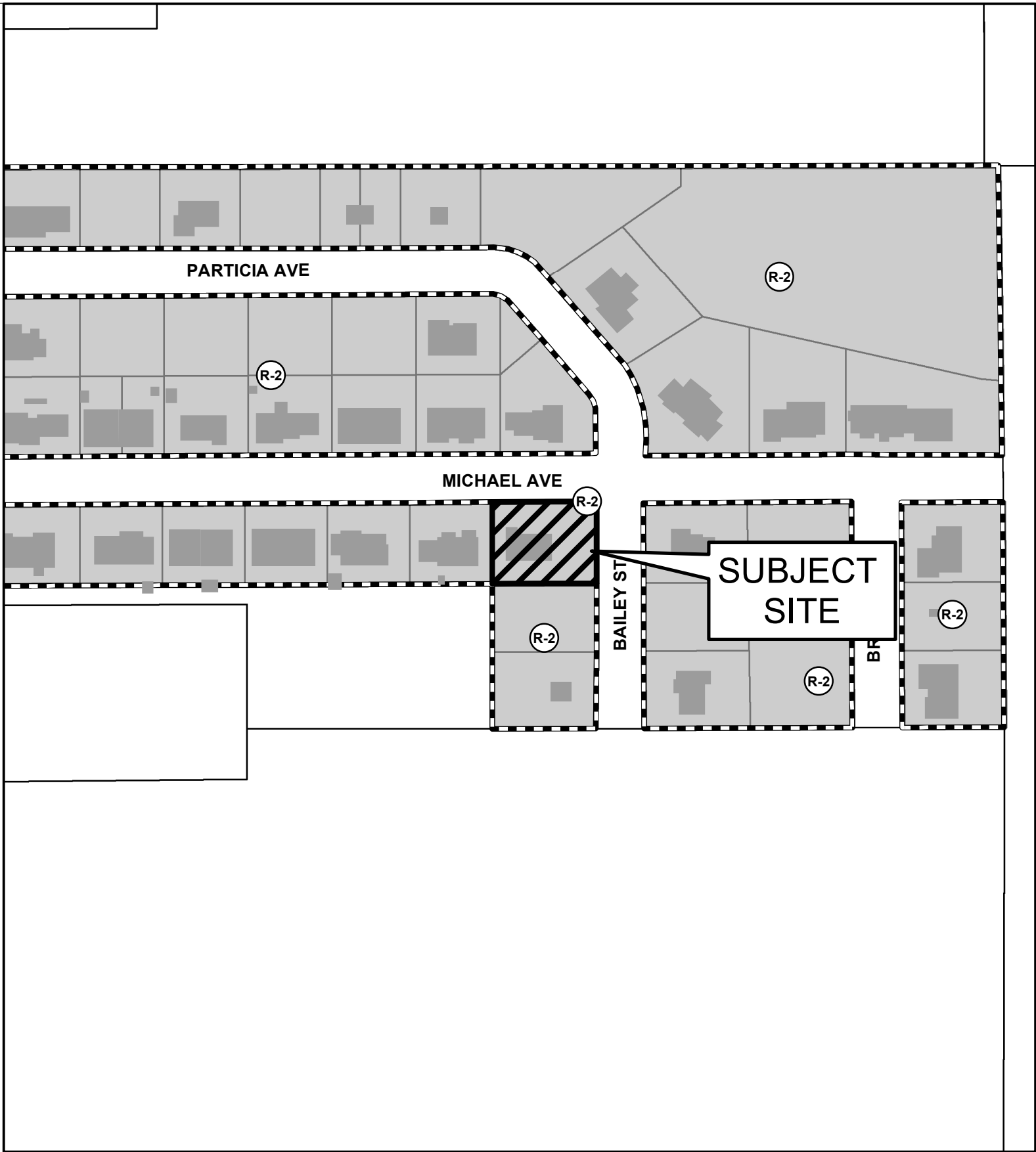
BOARD OF ADJUSTMENT

Note: In no way is this to imply that the Board of Adjustment will grant the variance, or special use asked for.

BY: _____
Secretary







BOA: 21-5 Sieck Garage

□ Parcels

▨ City of Grinnell Zoning

■ Building Footprint





May 18, 2021

Re: Board of Adjustment Meeting

I want to let you know that a Board of Adjustment meeting has been set for a public hearing in the City Council Chambers, 520 4th Avenue, Grinnell, Iowa 12:00 p.m. on Friday, June 4th, 2021. The meeting can also be accessed by visiting the following link

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The Board will review 1 application for a variance of yard setbacks.

Please let me know as soon as possible if you will not be able to attend this meeting since we want to be sure to have a quorum.

Sincerely,

Tyler Avis
Director of Building and Planning

CITY OF GRINNELL
520 Fourth Avenue
Grinnell, Iowa
50112-1947
Phone: 641-236-2600
Fax: 641-236-2626

MAYOR

DAN F.
AGNEW
dagnew@grinnelliowa.gov

CITY COUNCIL

BYRON HUEFTLE-WORLEY
At-Large

JIM WHITE
At-Large

JULIE HANSEN
1st Ward

JO WRAY
2nd Ward

RACHEL BLY
3rd Ward

SONDRA BURNELL
4th Ward

ADMINISTRATION

RUSSELL L.
BEHRENS
City Manager
RBehrens@
grinnelliowa.gov

P. KAY CMELIK
City Clerk/Finance Director
KCMelik@grinnelliowa.gov

WILLIAM J.
SUEPPEL
City Attorney
billjs@meardonlaw.com

Visit us at
www.grinnelliowa.gov



May 18, 2021

Dear Property Owner:

CITY OF GRINNELL
520 Fourth Avenue
Grinnell, Iowa
50112-2043
Phone: 641-236-2600
Fax: 641-236-2626

MAYOR

Dan Agnew
mayor@grinnelliowa.gov

CITY COUNCIL

BYRON HUEFTLE-WORLEY
At—Large

JIM WHITE
At—Large

JULIE HANSEN
1st Ward

JO WRAY
2nd Ward

RACHEL BLY
3rd Ward

SONDRA BURNELL
4th Ward

ADMINISTRATION

RUSSELL L.
BEHRENS
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citymanager@
grinnelliowa.gov

WILLIAM J.
SUEPPEL
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billjs@meardonlaw.com

P. KAY
CMELIK
City Clerk
cityclerk@grinnelliowa.gov

Visit us at
www.grinnelliowa.gov

The Board of Adjustment has received an application (21-5) from Craig & Shealey Sieck of 1416 Michael Avenue requesting a variance for a garage addition that would reduce both the side and rear yard setbacks by 5 feet, being reduced to 20 feet on the East, and 30 Feet to the South, from the required 25 feet and 35 feet, respectively.

You are receiving this notice because you are located within 200 feet of the property this variance request pertains to.

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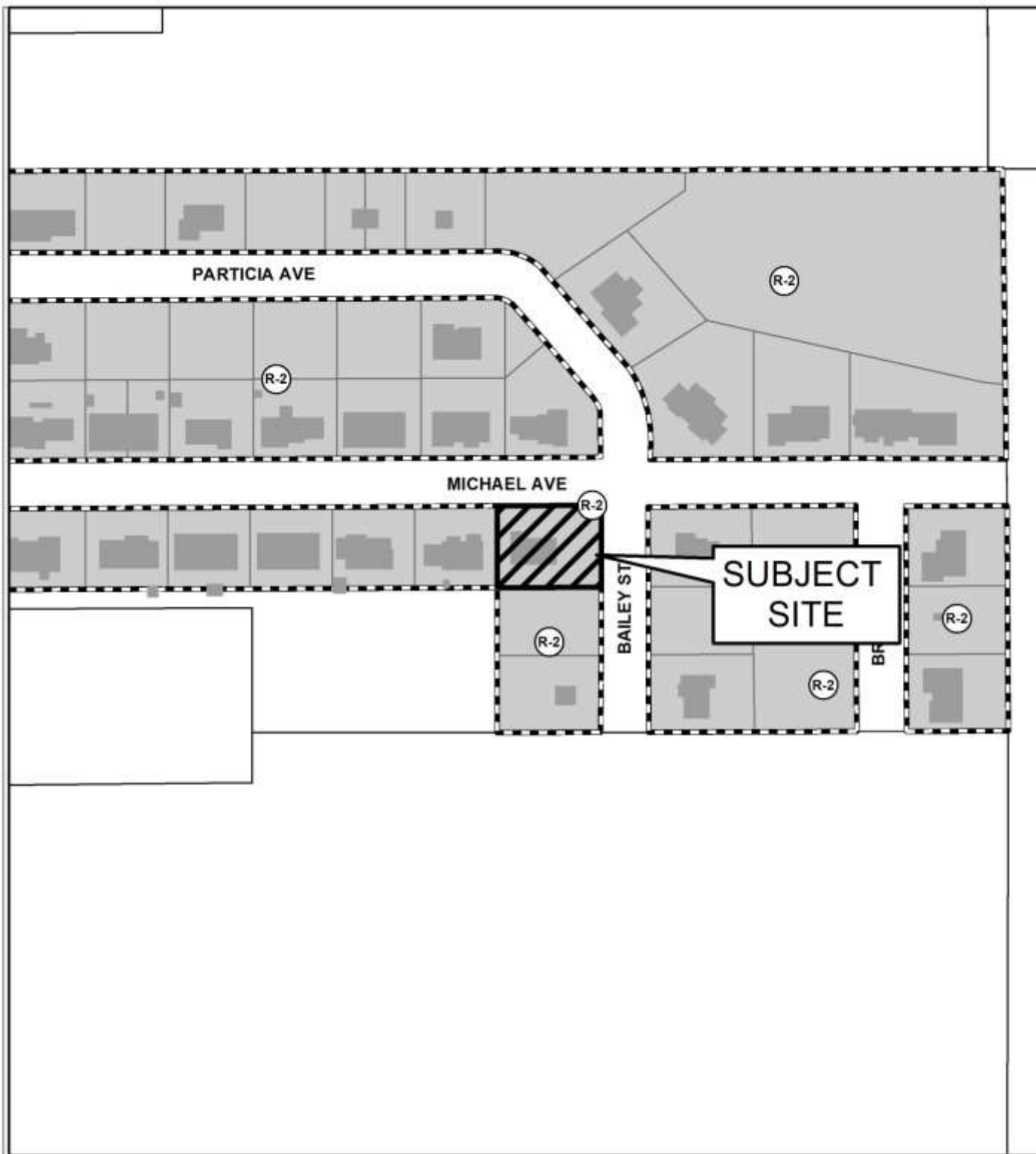
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You may submit your views on this application in person, by letter, or by a representative at the meeting.

Sincerely,

Tyler Avis
Planning and Zoning Commission Secretary
Director of Building and Planning



BOA: 21-5 Sieck Garage

 Parcels
 Building Footprint

 City of Grinnell Zoning



Parcel Data Source: Poweshiek County Assessor
 Created By: The City of Grinnell - Building & Planning Department: TA

Date: 05/18/2021

0 70 140 280
 Feet

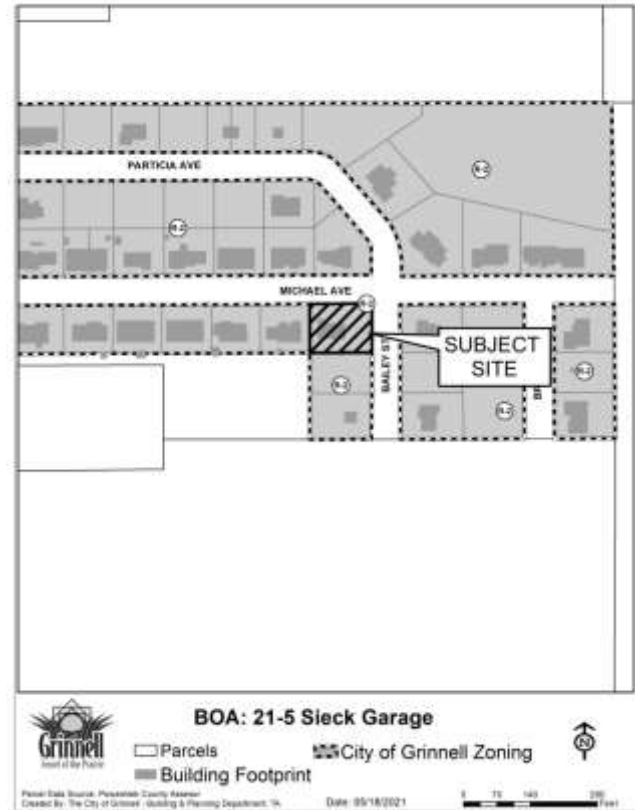
BOARD OF ADJUSTMENT NOTICE OF PUBLIC HEARING

Notice is hereby given that an application has been received from Craig & Shealey Sieck of 1416 Michael Avenue requesting a variance for a garage addition that would reduce both the side and rear yard setbacks by 5 feet, being reduced to 20 feet on the East, and 30 Feet to the South, from the required 25 feet and 35 feet, respectively.

You are further notified that the time and place of the public hearing in the City Council Chambers, 520 4th Avenue, Grinnell, Iowa 12:00 p.m. on Friday, June 4th, 2021. The meeting can also be accessed by visiting the zoom link below or entering the meeting id and passcode.

Tyler Avis
Director of Building & Planning

Legal Notice
Publish: 4-8-2021



<https://zoom.us/j/6468685281?pwd=US9qR0drckNRC2dZM0RJRTVCckxaQT09>

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PUBLIC NOTICE

The Board of Adjustment of the City of Grinnell will meet on June 4, 2021 at 12:00 p.m. to review an application has been received from Craig & Shealey Sieck of 1416 Michael Avenue requesting a variance for a garage addition that would reduce both the side and rear yard setbacks by 5 feet, being reduced to 20 feet on the East, and 30 Feet to the South, from the required 25 feet and 35 feet, respectively. You are further notified that the time and place of the public hearing in the City Council Chambers, 520 4th Avenue, Grinnell, Iowa 12:00 p.m. on Friday, June 4th, 2021. The meeting can also be accessed by visiting the zoom link below or entering the meeting id and passcode.

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